

AMENDED (7-10-14)
TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
NOTICE AND AGENDA OF SPECIAL MEETING/HEARINGS
WEDNESDAY, JULY 16, 2014

Town Council Room, Second Floor, Town Hall, 761 Old Main Street, Rocky Hill, CT 06067

1. PUBLIC HEARINGS AT 6:30 P.M.

A. Review updated traffic report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;

B. Special Permit application for **Stepney Place, LLC**, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;

C Special Permit/Site Plan Application, **Jenna Cavalieri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpster and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321;

2. CALL TO ORDER IMMEDIATE FOLLOWING CLOSURE AND/OR RECESS OF PUBLIC HEARING

3. PUBLIC (generally limited to 3 minutes)

4. ADOPT THE AGENDA

5. CONSENT AGENDA

A. Minutes and Working Notes from June 18, 2014

B. Extension Request for filing mylar plans, **Rocky Hill Development LLC**, Oleski Farm Re-Subdivision, off France Street and Ten Road Highway,

6. AGENDA ITEMS

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D. Site Plan Application, **1975 Silas Deane Highway, LLC**, proposing to add eleven parking spaces to an existing parking lot and associated drainage improvements for property located at 1975 Silas Deane Highway in a c-Commercial Zoning District;, ID #04-379;

E. Site Plan Application, **National Water Main Cleaning Co.**, proposing to add overhead doors to an existing building, a paved driveway, oil-water separator, and other site improvements for property located at 1000 rear Elm Street in a OP-Office Park Zoning District, ID# 12-167;

F. Request by **Town of Rocky Hill** for placement of contractor trailers and **storage** containers at the staging area for the Rocky Hill High School renovation /addition project, 50 Chapin Avenue in a R-20 Residential Zoning District, ID #09-714;

7. ANY OTHER BUSINESS

- A.** Status Update - Plan of Conservation and Development
- B.** Follow up, Signs

8. COMMUNICATIONS

9. APPROVE BILLS

10. ADJOURN

Dated in Rocky Hill CT this 10th of July 2014
Rocky Hill Planning and Zoning Commission
Dimple Desai, Chairman
Victor Zarrilli, Secretary